

Mota Ranch HOA
BOARD OF DIRECTORS MEETING MINUTES
June 15, 2010

BOARD MEMBERS PRESENT: President Christie Chu, Director Linda Creighton, and Treasurer, Michelle Crawford
BOARD MEMBERS ABSENT: Secretary, Thomas Bjerck and Director, Tom Spohn
MANAGEMENT: Caroline McCormick, CCAM, CMCA of Association Communications Inc.
OWNER'S PRESENT: 5 homeowners attended the meeting.
GUESTS: CL Sigler: LeeAnn Sinesio, Mike Neads
NJ Kann Painting: Nancy Kann

CALL TO ORDER

President Christie Chu called the Meeting to order at 7:06 PM at Calvary Temple Church, 4725 Evora Rd.

The Board met in executive session just before the meeting to discuss member discipline conducting hearings fining all.

COMMITTEE REPORTS

Architectural: Schleyers Chair

Management suggests that you adopt the KELLEY MOORE STANDARD COLOR PALLETE as your paint guideline.

Garage Sale: Jackie Ferris

President to provide the name of a local realtor who is interested in helping with the garage sale coordination.

Landscape: Jennifer Kerns

D&H proposal for \$4,281 for improvements was approved last month. The walkthrough held Thursday 6/10 with D&H went fine, we walked SFH and TH and derived a list of maintenance items to do. Is canal water a possibility? Consider turning off the water meters in the off season to save \$66/meter.

Website: Jennifer Kearns, [www.MotaRanch- HOA.com](http://www.MotaRanch-HOA.com)

The site has been moved to "Go Daddy" and Jen has the access codes \$180 +\$8.50 per month.

APPROVAL OF THE MINUTES

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the minutes of May 2010, as written.

TREASURER'S REPORT

The balance sheet for both SF and TH are read.

A motion is made and duly seconded and it is, therefore, unanimously resolved to

**Approve the Treasurer's Report and send the following accounts to collections:
TH: 203 TH, 206 TH, 219 TH, 412 TH, and 553 TH.**

**A motion is made and duly seconded and it is, therefore, unanimously resolved to
Ask for a relief from stay (maximum of \$500) on 209TH from Mary Tang, attorney.**

**A motion is made and duly seconded and it is, therefore, unanimously resolved to
Go to small claims on 110TH and 251 SF.**

**A motion is made and duly seconded and it is, therefore, unanimously resolved to
Forward the following account 116TH for personal obligation.**

HOMEOWNER'S CONCERNS

New Homeowners:

Kathleen Rock – 598 Azores Circle

Gennie Pereyra – 318 Rosemarie

Erica Chan & Tony Wong – 116 Wildes Ct.

A new owner asks the process for repainting.

An owner asked for the process to obtain the tax rebate for the windows. It is reported that the owner will get the certificate and a receipt for the cost.

Owners report that construction is going fine and very clean.

UNFINISHED BUSINESS

9-07-5: TH Construction – **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve change orders Change Orders #3 \$818.15, #5 \$4,208.71 and 6 for \$2,907.54.**

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve Sigler's request to increase to \$1,000 per unit change order allowance.

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the Rear Deck plan by temporarily remove and replace the ledger, flash, and reattach deck to ledger and cut off end of the joist and add extra ledger for \$330-\$370 location for a NTE \$4,400.

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the Rear Deck plan by temporarily remove and replace the ledger, flash, and reattach deck to ledger and cut off deck joist and add extra ledger if necessary.

The architectural details: arches and vents, were approved.

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the 329 Rosemarie Beam repair \$476.42.

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the colorist recommendations as presented including 3 alternate front door colors.

Management to request that Cigler present their change orders a week in advance and not attend the meetings. OPEN ITEM.

1-09-1: Fire Unit – **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve change order #F1 for 1,470, F2 \$908.41 and F3 \$927. OPEN ITEM.**

ACTION ITEMS

2010 Meeting Schedule: 2nd Tuesday

July

August – Insurance Renewal

September – no meeting (every June thereafter)

October -

November – Annual Meeting

Newsletter: Send Statement of account quarterly to townhomes owners.

ADJOURNMENT

The Board adjourned the regular meeting at 9:08 P.M.

Respectfully submitted,

Linda Creighton, Acting Secretary for
Mota Ranch OA

Mota Ranch OA

2010 Resolution

CPA – A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the CPA report and mail it to the membership.

Residing Project - A motion is made and duly seconded and it is, therefore, unanimously resolved to approve CL Sigler's recommendation to negotiate with GB Group in regard to the contract cost, contract duration and commencement, and financing and to award the painting contract and award the painting contract to Nancy Kahn for \$140,000. Total budget for the project is \$2,399,000.

Fire Unit- A motion is made and duly seconded and it is, therefore, unanimously resolved to approve CL Sigler's recommendation to award the contract to GB Group whose bid is \$157,858.

Investments – A motion is made and duly seconded and it is, therefore, unanimously resolved to invest the townhomes construction money in short term 5 and 9 month promotional CD's from First bank at 1.30 % and invest \$25,000 of the SF monies in a Ginnie Mae account with Morgan Stanley.

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the reimbursement of Tom Spohn in the amount of \$79.48 for construction materials for installation of a sign.

Cement Review – Trip Hazards - A motion is made and duly seconded and it is, therefore, unanimously resolved to approve The proposal from Safe Sidewalks to level the identified trip hazards of raised concrete over ¼ inch for \$3,496.50.

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve closing all CD's as they renew for construction funding.

TH Construction – A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the following: the board appoints a committee of any three Board members to make interim decisions such as immediate decisions regarding reconstruction issues (color selection, product selection, small change orders, etc).

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the siding choice of "Rustic Cedar"; the Milgard "Montecito" window with an option to upgrade to

the “Montecito”; approve the budget reduced to \$2,336,100; and approve the trim choice of harditrim .

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve CL Sigler to approve routine change orders at a maximum of \$500 per unit.

Fire Unit – A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the budget of 233,800.

Meeting Date – A motion is made and duly seconded and it is, therefore, unanimously resolved to approve moving the monthly meeting date back to the third Tuesday of the month beginning in May.

A motion is made and duly seconded and it is, therefore, unanimously resolved to assess a fine to two owners.

A motion is made and duly seconded and it is, therefore, unanimously resolved to accept \$6,000 as payment in full from 402TH and deed the lot to the new owners.

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve RFI #3 for \$48,000 (worst case scenario) due to flashing inadequacies at the shear walls. A motion is made and duly seconded and it is, therefore, unanimously resolved to approve replacing the utility doors in marine grade plywood for \$29,000. A motion is made and duly seconded and it is, therefore, unanimously resolved to approve a no cost change order for the product substitutions with James Hardi instead of CertainTeed, James Hardi wrap system and trim (except at the doors and fascia). A motion is made and duly seconded and it is, therefore, unanimously resolved to replace the trim with wood as opposed to James Hardipanel due to the perforation problems. A motion is made and duly seconded and it is, therefore, unanimously resolved to replace the non code compliant hand rails with for \$8,800.

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the D&H proposal for \$4,281 for improvements.

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the proposal from D&H to abate the weeds by May 21, 2010.

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve an accounting update from Murray Joseph for \$886 + \$150 for the disclosure form.

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